

The Department of Community Planning & Development
City Hall, Lynchburg, VA 24504 **434-455-3900**

To: Planning Commission

From: Planning Division

Date: April 27, 2005

**Re: STREET DEDICATION REQUEST – “LYNCHPIN LANE” OFF JEFFERSON
RIDGE PARKWAY**

I. PETITIONER

Mary Jane Russell, Director, Office of Economic Development, City of Lynchburg, 828 Main Street, 10th Floor, Lynchburg, VA 24504.

Representative: Mary Jane Russell, Director, Office of Economic Development, City of Lynchburg, 828 Main Street, 10th Floor, Lynchburg, VA 24504.

II. LOCATION

The subject property is a tract of land containing approximately 138 acres located on the west side of Jefferson Ridge Parkway, which is off Lakeside Drive. The proposed new road contains 1.550 acres located on the west side of Jefferson Ridge Parkway.

Property Owner: Industrial Development Authority, In care of the Office of Economic Development, 828 Main Street, 10th Floor, Lynchburg, VA 24504..

III. PURPOSE

The purpose of this request is to dedicate 1.550 acres for right-of-way for the proposed public street to be named “Lynchpin Lane” located on the west side of Jefferson Ridge Parkway.

IV. SUMMARY

- Request agrees with the Subdivision Ordinance requirements for dedicating public rights-of-way in an existing I-3, Heavy Industrial District.
- Petition agrees with the Zoning Ordinance requirements for right-of-way dedications.

The Planning Division recommends approval of the public street dedication request.

V. FINDINGS OF FACT

1. **Background.** Mary Jane Russell, Director, Office of Economic Development, is requesting to dedicate 1.550 acres for right-of-way for the proposed public street to be named “Lynchpin Lane” located on the west side of Jefferson Ridge Parkway, which is off Lakeside Drive. The proposed street, with fifty (50) feet of right-of-way, would extend from Jefferson Ridge Parkway in a northwesterly direction for approximately 1,300 feet to its terminus in a cul-de-sac at property owned by the Industrial Development Authority.
2. **Zoning.** The subject property is zoned I-3, Heavy Industrial District.
3. **Waivers.** No waivers from the Subdivision Ordinance will be needed for the street dedication request.
4. **Proposed Use of Property.** The purpose of the street dedication is to create access to a new parcel for the Boxley Block Plant development.

5. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed a plat showing the dedication of a proposed road, later proposed to be named "Lynchpin Lane," on March 22, 2005. The TRC noted the need for a few revisions, most of which are minor in nature and which are expected to be resolved by the petitioner prior to the approval of a final plat. The TRC had the following comments of significance to the consideration of the requested street dedication and naming:

- "Prior to subdivision plat approval, the street needs to be dedicated to the City of Lynchburg as right-of-way by City Council and a signature line for the Clerk of Council added to the plat."
- "Dedicate to the City of Lynchburg sanitary and storm sewer easements on residue Tract "A" as referenced on Boxley Block site plan Sheet 4."

VI. PLANNING DIVISION RECOMMENDED MOTION

Based on the proceeding findings of fact, the Planning Commission recommends to City Council approval of the dedication of the public street to be named "Lynchpin Lane," with fifty feet of right-of-way, approximately 1,300 feet in length, to be constructed in substantial compliance with the plat by WW Associates, dated April 11, 2005. The dedication of Lynchpin Lane and its acceptance as a public street is contingent on the Industrial Development Authority filing a properly executed subdivision plat to be recorded among the land records in the Office of the Clerk of the Circuit Court; the filing of approved street and utility plans and the necessary construction bonds with the City; and the construction of the street in accordance with City standards. The failure to fully comply with these conditions shall render the City's acceptance of Lynchpin Lane as a public street null and void.

This matter is respectfully offered for your consideration.

William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Ms. Rachel O. Flynn, Director of Community Planning & Development
Mr. R. Douglas Dejarnette, Fire Marshal
Mr. J. Lee Newland, Director of Engineering
Mr. Gerry L. Harter, Traffic Engineer
Mr. Robert Drane, Building Commissioner
Mr. Robert S. Fowler, Zoning Official
Ms. Mary Jane Russell, Representative

VII. ATTACHMENTS

1. **"Plat Showing Proposed Lynchpin Lane with Easements, Industrial Development Authority"**
(see attached plat by WW Associates, dated 04-11-05)